



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2850 77 Street SW
Calgary, Alberta

MLS # A2191992



\$3,199,999

Division:	Springbank Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	3,191 sq.ft.	Age:	2021 (4 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Driveway, Front Drive, Garage Door Opener, Garage Faces f		
Lot Size:	0.61 Acre		
Lot Feat:	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas, Radiant, Zoned	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Concrete, Mixed, Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	Solar Panels, Built-in Garage Cabinetry, Lower Level Fire Pit and Stone Benches, Outdoor BBQ, Garage Fridge.		

Welcome to 2850 77 ST SW, an architectural and engineering masterpiece custom built on one of the best lots in the coveted neighborhood of Springbank Hill. Perched atop an elevated lot in exclusive Elkton Ridge Estates, this timeless prairie modern home offers privacy, unmatched panoramic Rocky Mountain views, and over 5,000 SqFt of thoughtfully developed living space. This custom-built home was designed with sustainability and long-term efficiency in mind, ensuring low monthly utility costs. A solar roof system, triple-pane windows, and radiant in-floor heating throughout provide superior energy efficiency and year-round comfort. From the moment you step inside, you're greeted by unobstructed mountain vistas through full-height windows that flood the space with natural light. The grand living room, with its nearly 18-foot ceilings, creates a striking yet inviting ambiance, while the 12-fan, 3-sided fireplace is clad in natural stone floor to ceiling adds warmth and charm to the living, dining, and kitchen areas. A true chef's kitchen awaits, featuring Miele, Wolf, and Cove appliances, including an induction cooktop and steam convection oven. The exquisite Maple cabinetry and "Taj Mahal" granite counters create a refined yet functional space, complemented by a discreet walkthrough butler's pantry for seamless entertaining. The main-floor primary suite is a private retreat, offering stunning morning views of snow-capped peaks. The spa-inspired ensuite features heated tile floors, a dual vanity with a central makeup station, an oversized walk-in shower, and a deep soaker tub perfectly positioned for mountain viewing. A private main-floor den with custom-built storage solutions adds an ideal work-from-home space. The lower level boasts three additional bedrooms, each with mountain-facing views, two full baths, a dedicated

exercise or flex room, and a spacious recreation area that opens onto a ground-level patio. Car enthusiasts will appreciate the heated three-car garage, featuring a 13' ceiling height in one bay—perfect for a car lift—as well as 220V power and EV charger rough-in. Above the garage, a private suite with a full bath and an exclusive rooftop balcony provides an ideal home office, guest suite, or creative retreat. Outdoor living is a year-round experience here, thanks to the purpose-built greenhouse located directly off the kitchen, where you can grow your own fresh herbs and vegetables. Re-purpose this space into your own private sunroom and sit down to soak in the rays while you read your favorite book. The massive upper deck, complete with a protected DCS outdoor kitchen, provides an incredible space for entertaining while soaking in breathtaking, unobstructed views. The beautifully terraced and landscaped yard features stone pathways, a steel fire pit, and a serene setting to fully immerse yourself in nature—all while enjoying the privacy afforded by this elevated lot. Schedule a viewing today to fully appreciate this masterfully crafted estate.